

The New York Times Building

620 Eighth Avenue | New York | New York | 10018

Owners The New York Times Company
Forest City Ratner Companies

CM AMEC Construction Management, Inc. (Core & Shell)
Turner Construction (NYTimes Interiors)

Architects Renzo Piano Building Workshop
FXFOWLE Architects
Gensler (Interiors)

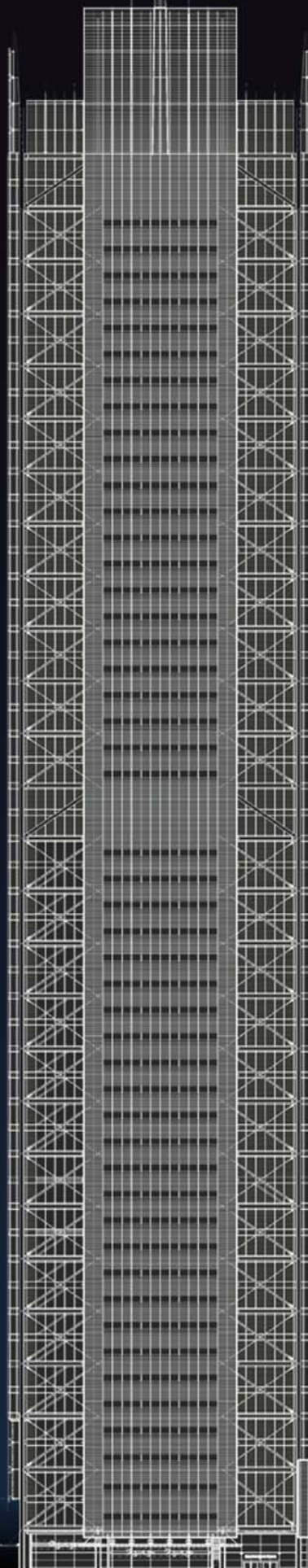
Structural Thornton Tomasetti
MEP Flack & Kurtz

Function Class A office space plus ground floor retail

Size 52 Stories | 1,500,000 ft²

Cost Approximately \$1 Billion

Architecture 48 story cruciform plan tower above 4 story pedestal
Exposed structural system
Open air birch and moss garden
TheTimesCenter cultural center and performance space



Structural

Foundation | 6,000 psi spread footings on bedrock
24-inch diameter steel-encased concrete caissons at southeastern corner

Superstructure | Composite beam & girder floor system with 3" metal deck & 2 1/2" normal-weight concrete
Typical bay size is 30' x 40'
Beam and girder sizes range from W18 to W21
Dog-legged beams extend through facade for UFAD system
Box columns anchor the building at corners

Lateral System | Steel core in tower consisting of K-braces and chevron braces
Outriggers on mechanical floors (28 & 51) to engage all columns in lateral system
Exposed pretensioned rods contribute to the transparency of the building

Connections | Built-up knuckle connection for exterior X-braces
Outriggers oriented in weak direction for ease of connection

Construction Management

Delivery | Design/Bid/Build and CM-at-risk hybrid
Specialty contractor early involvement

Enclosure | Ceramic tube double-skin curtain wall array over ultra-clear glass
Fluid applied asphalt roof with 24"x24" precast roof pavers and stone ballast

Life Safety | Standpipe system with automatic wet sprinkler system and valved outlets on each floor.
Base Class E addressable fire alarm system along with ADA compliance on each floor.

Transportation | Advance dispatch elevator system.
Internal connecting stairs in NYT spaces.

Mechanical

Air Distribution | UFAD system for NYT floors (2-27)
Overhead ducted system for floors (29-50)
Floor-by-floor VAV air handlers

Cooling | 6000 ton central chilled water plant
(5) 1150 ton centrifugal chillers
(1) 250 ton single stage absorption chiller

Heating | Low pressure steam throughout building
Steam coils in floor-by-floor air handlers
Heating hot water for perimeter heat

Cogeneration | 1.4 MW cogeneration plant on-site
(2) parallel natural gas-fired reciprocating engines
Waste heat for absorption chiller and perimeter heating

Miscellaneous | Building Automation System is Siemens APOGEE
Automatic wet sprinkler and standpipe system
Waterless urinals and low-flow fixtures

Lighting/Electrical

Daylighting | Automated roller shading
Daylighting sensors
Horizontal exterior ceramic rods spaced at variable center-to-center distances

Lighting | Lutron "Quantum" Controls system for integrated daylighting, dimming, and shading control
18,000 DALI Dimmable Ballasts
Year Average .38 watts/s.f. Lighting Power Density

Electrical | 6 watts/s.f. demand lighting and power
Provisions for tenant generators
2 electrical closets per floor

Telecom. | Main telephone distribution facility
Multiple service providers

Ben Barben | Erika Bonfanti | Andres Perez **Structural**
Peter Clarke | Nicole Dubowski | Kyle Horst **Mechanical**
Craig Casey | Dan Cox | Casey Leman **Lighting/Electrical**
Matt Hedrick | Chris Wiacek | Justin Miller **Construction Management**